



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक-मध्य उप-विभाग

वर्ष २, अंक ५०(३)]

शुक्रवार, नोव्हेंबर १८, २०१६/कार्तिक २७, शके १९३८

[पृष्ठे ४, किंमत : रुपये ४.००

असाधारण क्रमांक ६१

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated 10th November 2016

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.TPS - 1716/VIP/76/C.R.596/16/UD-13.—Whereas, the State Government of Maharashtra has sanctioned the Development Control & Promotion Regulations (hereinafter referred to as the said Development Control & Promotion Regulations) for 14 “D” Class Municipal Corporations in the Maharashtra State as mentioned in **Schedule- A** appended hereto, *vide* Govt. Notification No.TPS-1812/C.R.112/12/DCR “D” Class/ /UD-13, Dated 20th September 2016 (hereinafter referred to as “the said Notification”) under section 37(1AA) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as the said act) and the said Development Control & Promotion Regulations have come into force w.e.f. date 29th September 2016 ;

And whereas, the Government of Maharashtra is of the opinion that in the larger public interest, it is necessary to incorporate a New Regulation to allow **Residential use** in the **Agricultural/No Development Zone** for the purpose of providing Affordable Housing to the Economically Weaker Sections (EWS), undertaken by any Institutions authorized by the Government on Government / Semi Government land and, Owner / any Private Developer on private lands (hereinafter referred to “**the Project Proponent**”) under the “**Pradhan Mantri Awas Yojana**”, subject to certain conditions which are more particularly described in the **Schedule - B** appended hereto.

And whereas, after consulting the Director of Town Planning, the State Government found it expedient in the larger public interest to take recourse to the provisions contained in section 37 (1AA) of the said Act to incorporate a new Regulation No. 25.6 (xxxxi) at the end of Regulation No. 25.6 (xxxx) of the said Development Control & Promotion Regulations ;

Now therefore, in exercise of the powers conferred by Clause (a) of Sub-Section (1 A A) of

(१)

Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra hereby, publishes a Notice for inviting Suggestions/Objections from any person with respect to the proposed Regulations (hereinafter referred to as “the Proposed Modification”) within a period of one month from the date of publication of this Notice in the *Maharashtra Government Gazette*.

Any Objections/Suggestions upon the said proposed Modification be forwarded before the expiry of one month from the date of publication of this Notice in *Maharashtra Government Gazette* to the concerned Divisional Joint Director of Town Planning who is hereby authorised under Section 162 (1) of the said Act as an officer on behalf of Government. The Objections or Suggestions, which may be received by the concerned Joint Director of Town Planning, shall be considered on merit and opportunity of being heard shall be given to them. Concerned Joint Director of Town Planning is hereby authorized to give hearing and to submit his report to the Government;

The Government will take final decision in accordance in the provision of the Section (1AA) of Section 37 of the said act.

This Notice shall be kept open for inspection to the general public in the following offices for the above period on all working days.

(i) Office of the Director of Town Planning, Central Building, Pune.

(ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Aurangabad, Amravati Division.

This Notice shall also be made available on the Government website www.maharashtra.gov.in (कायदे व नियम) as well as on the website of Directorate of Town Planning www.dtp.maharashtra.gov.in.

Schedule - A

Sr. No. (1)	Name of Municipal Corporation. (2)	Name of District. (3)	Joint Director, Town Planning is an officer authorized on behalf of Government . (4)
1	Solapur	Solapur	} Joint Director of Town Planning, Pune Division, Pune, S.No.74/2, Sahakarnagar, Sarang Society, above Bank of Maharashtra, Pune-411 009.
2	Kolhapur	Kolhapur	
3	Sangli-Miraj-Kupwad	Sangli	
4	Chandrapur	Nagpur	Joint Director of Town Planning, Nagpur Division, Nagpur, Old Secretariat, Room No.108/109, First Floor, Civil Lines, Nagpur-440 001.
5	Ahmednagar	Nashik	} Joint Director of Town Planning, Nashik Division, Nashik, New Central Administrative Building, First Floor, Divisional Commissionerate, Nashik Road-422 001.
6	Jalgaon	Jalgaon	
7	Dhule	Dhule	
8	Malegoan	Nashik	
9	Aurangabad	Aurangabad	} Joint Director of Town Planning, Aurangabad Division, Aurangabad, MHADA Building, Second Floor, Opp. Hotel Printravel, Station Road, Aurangabad-431 001.
10	Nanded-Vaghala	Nanded	
11	Latur	Latur	
12	Parbhani	Parbhani	
13	Amravati	Amravati	} Joint Director of Town Planning, Amravati Division, Amravati, “Nilgiri”, Dr. Agarwal Building, Vijay Colony, Congress nagar Road, Amravati-444 606.
14	Akola	Akola	

Schedule - B

Draft Regulations For “Pradhan Mantri Awas Yojana”

Accompaniment to the Government in Urban Development Department Notice bearing No. TPS -1716/VIP/76/C.R.596/16/UD-13, dated 10th November 2016.

Following New Regulation No.25.6(XXXXi) shall be added at the end of Regulation No.25.6(XXXX) of the Development Control Regulations of, D-Class Municipal Corporations to permit **Residential use** in the **Agricultural Zone/No Development Zone** for the purpose of providing Affordable Housing to the Economically Weaker Sections (EWS), undertaken by any Institutions authorized by the Government on Government / Semi Government land and, Owner/ any Private Developer on private lands (hereinafter referred to **“the Project Proponent”**), under the **“Pradhan Mantri Awas Yojana”**, subject to the following conditions.

Conditions :-

1. Such Development is permitted only for the **“Pradhan Mantri Awas Yojana”**.
 2. Such Development should not be permitted on the lands, which deserve prevention or protection from Environmental conditions *viz.* Hill and Hilltops and belt of **500 m.** from High Flood Levels, Existing Quarry and Catchment of Lakes.
 3. Such Development should not be permitted on the Forest Lands, lands used for Orchards, Nurseries, lands affected by Green Belt Zone, Mangroves, Marshy Lands, Area within the blue flood line from the River, area under any Buffer Zone, other Environmentally sensitive areas, area affected by Water Bodies, Sanctuaries etc.
 4. Before issuing Layout permission / Building Permission. The Land Owner/ Developer/ Co-operative Housing Society shall pay premium at the rate of **5 %** of the said land as prescribed in the ASR. The Land Owner/ Developer/ Co-Operative Housing Society shall deposit **50%** of the total Premium Amount as calculated above in the concerned Branch Office of the Dist. Town Planning Department for crediting the same into the Government Treasury and remaining **50%** of the total premium amount is to be deposited in the Office of the concerned Municipal Corporation.
 5. The Municipal Commissioner, before granting development permission, shall verify and satisfy himself in respect of the feasibility of providing basic infrastructure facilities like water supply, Sewerage etc. required for the project.
 6. The land shall abut on Road having minimum width of **12 m.**
 7. The project proponent shall plan proper internal Road network including major linkage to outside roads, where ever necessary.
 8. The land under project shall be considered as if it is in the Residential zone and all concerned regulations, *viz.* FSI, side margin, building height etc., shall be applicable as per the Residential Zone, except utilisation of TDR and Premium F.S.I.
 9. The project proponent shall provide all the basic facilities and utilities, on-site infrastructure and also off-site infrastructure such as Road, water line, drainage line, street light, Waste Water Recycling Plant, etc. at his own cost to the satisfaction of Municipal Commissioner. In no case the burden of providing infrastructure shall lie with the Planning Authority.
- Provided that the project proponent shall lay the water, drainage/sewage lines upto the nearest existing lines which are laid by the concerned Planning Authority.

10. The carpet area of the tenement shall not be more than the carpet area as may be decided by the Government of India or Government of Maharashtra from time to time in respect of **“Pradhan Mantri Awas Yojana”**.

11. Amalgamation of two or more tenements shall not be permissible in any circumstances.

12. All other guidelines and norms shall be followed as may be decided by the Government of India or State Government, from time to time in respect of **“Pradhan Mantri Awas Yojana”**.

13. Such Development is permitted only according to the guidelines mentioned in the Government of Maharashtra Housing Department Notification No. प्रआयो.२०१५/प्र.क्र. ११०/ग्रनिधो-२ (सेल), dated 9th December 2015.

By order and in the name of the Governor of Maharashtra,

SANJAY SAOJI,
Under Secretary to Government.